

A. B. New

DEED TO R. S. Andrea

State of South Carolina, }
County of _____

KNOW ALL MEN BY THESE PRESENTS, That I, A. B. New, County of Greenville

_____ in the State aforesaid
_____ in consideration of the sum of
Four hundred eighty five ^{no}/₁₀₀ DOLLARS,
to _____ in hand paid

at and before the sealing of these presents by _____

R. S. Andrea

_____ (the receipt whereof
is hereby acknowledged), have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release, unto the said

R. S. Andrea: all those certain pieces, parcels and lots of land lying in and being in the County of Greenville, and State aforesaid, and near the City of Greenville, and designated as Lots nos. 2-3-4-5, 18 and 19, of Block One, on a Plat dated 14th of May, A. D. 1914, by A. S. Bedell, Surveyor, of a certain subdivision of land belonging to A. B. New and known as "New-land", and being a part of the tract of land containing twenty acres, conveyed to said A. B. New, by deed dated the 29th day of June, A. D. 1905 and recorded in said Register's Office, in Vol. 000 at Page 314.

Upon the conditions following, which are made part of the considerations of this deed, the violation of which or any one or more of them, within twenty years from date hereof, by the purchaser, his grantee, heirs or assigns, shall render this deed null and void, and the title of the property, herein conveyed, shall, eo instanti, revert to the grantor herein, his heirs or assigns:

- 1st That said property, nor any part of it shall not be sold, rented or otherwise disposed of, to persons of African descent
- 2nd That no liquor, or ardent spirits of any kind shall be sold thereon.
- 3rd That no buildings shall be erected nearer than twelve feet of the road, way or street, and that the property be used for residence purposes only.
- 4th That no use shall be made of the property, which would constitute a nuisance or injure the value of neighboring lots.
- 5th That the grantor herein reserves the right to lay or place or authorize the laying or placing of electric or street car tracks, sewer, gas and water pipes, telegraph, telephone and electric light poles, or any other work or instrument of public utility, on or in any of the streets or roadways of said subdivision, without compensation to any lot owner.
- 6th That no building shall be erected on any lot, or lots, or any subdivision thereof, as herein conveyed, at a cost of less than one thousand dollars.